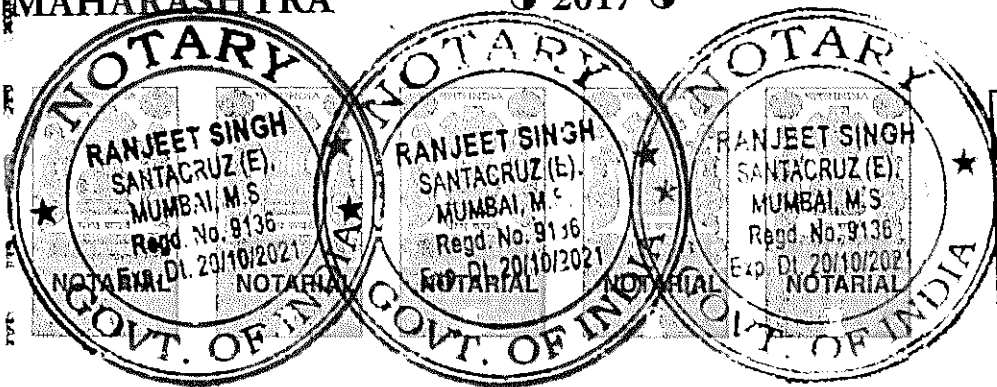


महाराष्ट्र MAHARASHTRA

2017

RV 289142



प्रधान मुद्रांक कार्यालय, मुंबई
प.स.वि.क. ८००००९९
30 JUN 2017
सहज अधिकारी

श्री. सु. पाटील

FORM 'B'
[Rule 3(6) of Rules]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Narendra Lodha, Authorised Signatory, of Kalpataru + Sharyanis, the Promoter of the real estate project known as "Kalpataru Waterfront" of land bearing Final Plot Nos. 497 (part) and 498 (part) of the Town Planning Scheme No.1 (First Variation), corresponding to Survey No. 442 (part) and Survey No. 771 (1A and 2B), situated at Village Panvel, Taluka Panvel and District Raigad and within the limits of Panvel Municipal Council duly authorised vide Resolution dated 23rd May 2017.

I, Narendra Lodha, Authorised Signatory, duly authorised by the Promoter of the project do hereby solemnly declare, undertake and state as under:

- 1) The Promoter has a legal title report to the land on which the development of the project is ongoing.

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Annexure-I

फक्त प्रतिज्ञापत्रासाठी Only For Affidavit

१) मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक
(Serial No./Date;

२) मुद्रांक विकत घेणाऱ्याचे नांव, व रहिवासाचा पत्ता व सही

(Stamp Purchaser's Name, Place of residence & Signature)

३) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक
असेच मुद्रांक विक्रीचे ठिकाण / पत्ता

वरच्या क्रमांक ८००००१९

मुद्रांक विक्रीचे ठिकाण/पत्ता: सौ. रविंद्रा एन. सी. पटेल

शॉप नं. १०, बांद्रे कोर्टासमोर, ए.के.नगर, बांद्रे पूर्व, मुंबई-४०००३३.

हातक्रीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करण्याची कोणत्या

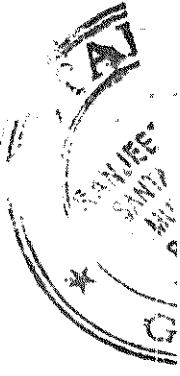
कागदाची आवश्यकता नाही. (साखन आदेश दि. ०१/०७/२००३ मुंबई)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खर्च

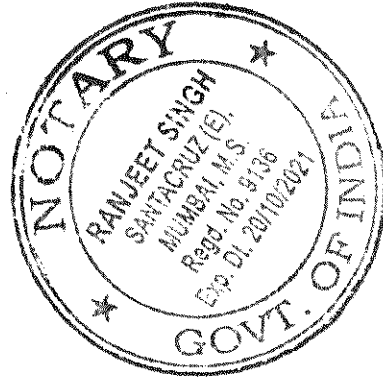
केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

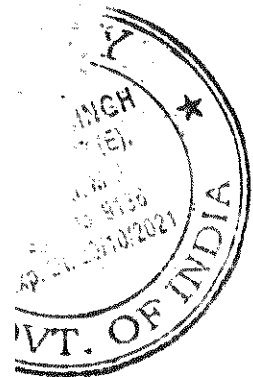
19 JUL 2017

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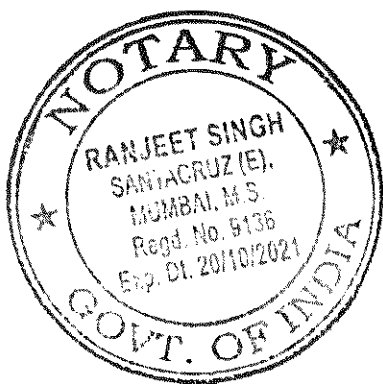


Kalpataru + Sharyans
101, Kalpataru Synergy, Opp. Grand Hyatt,
Santacruz (East), Mumbai-400 055.



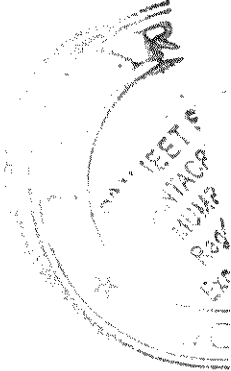
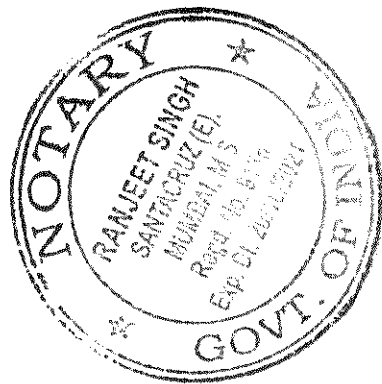


- 2) The details of the encumbrances including the dues and litigation, details of any rights, title, interest or name of any party in or over such land, alongwith details has been provided in the Encumbrance Certificate/Title Certificate.
- 3) That the time period within which the project shall be completed by Promoter from the date of registration of the project shall be 31st December 2020.
- 4) For 'ongoing project' on the date of commencement of the Act, seventy per cent of the amounts to be realised hereinafter by Promoter for the real estate project from the Allottee/s, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
- 5) That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
- 6) That the Promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for the project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- 7) That the Promoter shall take all the pending approvals on time, from the competent authorities.
- 8) That the Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under Rule 3 of the Rules, within seven days of the said changes occurring.
- 9) That the Promoter has furnished such other documents and information/disclosures as have been prescribed by the rules and regulations made under the Act on the website at the time of registration.
- 10) That the Promoter shall not discriminate against any Allottee/s at the time of allotment of any apartment, plot or building, as the case may be.



Deponent

Authorised Signatory of Kalpataru +
Sharyans



Verification

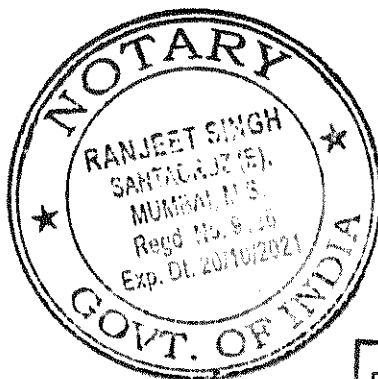
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on this 12th day of July 17



Deponent

Authorised Signatory of Kalpataru
+ Sharyans



BEFORE ME



RANJEET SINGH
M.Sc.LL.B.

NOTARY
MAHARASHTRA
GOVT. OF INDIA

Register No. 4700

Dated 12 JUL 2017

